

WYCHAVON

conservation area appraisal

Aldington



Aldington

The Aldington Conservation Area Appraisal and Management Plan were adopted by Wychavon District Council as a document for planning purposes. Minute 87 of the Executive Board meeting of 10 April 2019 refers.

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PART 1. ALDINGTON CONSERVATION AREA APPRAISAL

1. INTRODUCTION

Purpose of a Conservation Area Appraisal

1.1

Conservation areas were introduced in 1967 by the Civic Amenities Act as a response to the perception of the increasing erosion of historic areas through inappropriate new development.

1.2

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the statutory definition of a conservation area is an area 'of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. A conservation area may include historic town or village centres, historic parks and sites of industrial or transport interest, such as canals.

1.3

Conservation areas create a framework within which the local authority safeguards the character of a whole area by recognising the contribution that individual buildings make to the historic townscape, together with spaces between and around buildings, street patterns, trees, views and other elements such as ground surfaces and boundary treatments.

1.4

The Aldington Conservation Area was designated in July 1975. The boundary was reviewed in 2018 during the preparation of this appraisal. This appraisal identifies the special interest and character of the Aldington Conservation Area, and provides guidance on how the preservation or enhancement of its character or appearance can be achieved.

Planning Policy Framework

1.5

This appraisal should be read in conjunction with the [South Worcestershire Development Plan \(2016\)](#), and national planning policy as set out in the [National Planning Policy Framework \(2018\)](#).

The SWDP contains Historic Environment Policies that set out a positive strategy for protecting and managing the historic environment.

- The relevant SWDP policies are SWDP6 (Historic Environment) and SWDP24 (Management of the Historic Environment).

The National Planning Policy Framework (NPPF) sets out national policy regarding the protection and enhancement of the historic environment, which plays an important role in the delivery of sustainable development.

- NPPF paragraphs 184-202 set out the Government's planning policy on *Conserving and enhancing the historic environment*, and more specifically policy relating to conservation areas.

1.6

Broadly, these policies seek to ensure that the character and significance of a conservation area is preserved.

Guidelines for development specify:

- new development should respect its context in design, including scale, form, proportion and detailing
- the use of materials in accordance with those traditionally used in that particular part of the conservation area
- new development to be located within sites in a similar way to the general pattern of building in that part of the conservation area

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- boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the Conservation Area, using similar materials and detailing, or species
- signs to respect the character of the buildings and quality of the historic environment in their siting, size, materials and design

Permission may be refused for:

- the demolition of any building or structure, if its loss would harm the character and/or appearance of the area
- the extension or alteration of a building where the change would damage the area's character and/or appearance
- development which would be harmful to the setting, character or appearance of the area
- development which would adversely affect, or result in the loss of, historic plots, layouts & street pattern, important views, open spaces, tree cover or boundary features within the conservation area
- signage which would be harmful to the character or appearance of the conservation area

1.7

Wychavon's Residential Design Guide Supplementary Planning Document (2010) is relevant in the assessment of development proposals within conservation areas.

2. SUMMARY OF SPECIAL INTEREST

2.1

The special architectural or historic interest of a place depends upon more than just its buildings. The layout of streets, spaces between buildings, views, ground surfaces, boundary treatments and trees are also important.

2.2

Aldington is a small rural village with over a thousand years of settlement history. Despite extensive change around it, Aldington has retained its rural character and is a vivid reminder of the rural origins of this part of the district. The village retains its historic layout, many of its historic buildings and its immediate rural setting.

2.3

The conservation area is focused on the historic core of the village and extends south and east and to include the mill pond, Badsey Brook and adjacent land which preserves evidence of historic farming methods.

2.4

The special interest of Aldington that justifies its designation as a Conservation Area includes:

- **Its long history, evident in the surviving layout of the village, its buildings and setting.**
- **Its survival as a reminder of the rural history of the immediate area, contrasting with nearby modern infrastructure and development.**
- **The number and quality of historic buildings arranged along its roads and lanes, along with the survival of historic fabric and detailing.**
- **The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of buildings, e.g. Manor Court and The Manor.**
- **The proximity of the Mill Pond and the presence of former mill buildings.**
- **The significant contribution of the natural environment in trees, gardens, open spaces, grass verges, hedges, streams, ford and mill pond.**

The Conservation Area boundary is drawn to reflect this special interest.

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3. ASSESSING SPECIAL INTEREST

Location

3.1

Aldington is located in the Vale of Evesham within the Wychavon District of Worcestershire. Just off the north side of the B4035, it lies 3 miles from Evesham to the west, 6 miles from Broadway to the south-east and 7 miles from Bidford on Avon to the north-east.

Landscape Setting

3.2

Aldington is located on gently sloping land adjacent to Badsey Brook. The village is located on the western bank of the stream and is surrounded by agricultural fields to all sides.

3.3

Geologically, Aldington is in an area of Lower or Blue Lias rock, a sedimentary rock made up of layers of soft clays and hard bands of flagstone. The soils of the area belong to the Drayton series (411) comprising of slowly permeable calcareous clayey paleosoils over clay (Soil Survey of England and Wales, 1986).

3.4

Tree cover is mainly confined to either side of the brook and there are 3 large old trees in the centre of the village. There is a generous amount of woodland from the eastern side of Village Street down to the brook. The brook flows northwards towards the River Avon and together with the mill pond, meadows and hedgerows forms part of the boundary to the conservation area.

3.5

Due to a very high water table, several culverts have been constructed running from the western elevated land eastwards towards Badsey Brook.

3.6

The wider setting of Aldington comprises orchards, meadows, woodlands, horse paddocks, uncultivated land and hedgerows. Beyond the fields to the west lie the A46 and Evesham. New development has gradually brought the boundary of the town closer to the village. Mobile homes are located at the periphery of the village.

3.7

The piece of woodland to the south of the conservation area, between the village and the Badsey Rd (B4035), is an important feature in the immediate setting of the conservation area. It provides an important screen between the historic village and fringes of modern development at Badsey and at the beginning of Village Street. It also serves to reduce traffic noise, as well as providing habitat for a variety of local wildlife, particularly important as it bounds the special wildlife site of the Badsey Brook.

Archaeology

3.8

Archaeological evidence of late-Neolithic/early Bronze Age (2500BC – 2000BC) settlement has been found in the landscape around Aldington. A rare and highly significant burial site containing early Bronze Age “Beaker Culture” pottery and a burial vessel was found approximately ½ mile north-west of Aldington in 2015/2016 during excavations associated with new housing development.

3.9

Further archaeological finds elsewhere in the Parish have provided evidence of activity during the period of Roman rule, with Romano-British pottery found to the south of the village.

3.10

Evidence of medieval activity is shown in the survival of ridge and furrow within an area of woodland to south of the village /west of Badsey Brook. A 19th century survey found further evidence of activity during the medieval period when the remains of a watermill and a large eight bay barn were recorded. Additionally, records show that Abbot Roger Zetton of Evesham Abbey built a Grange at Aldington in the late 14th century.

Historical Development

3.11

Aldington is first recorded as being included in a grant of land made to the Abbey of Evesham in 709AD. Aldington is recorded in the Domesday Book as a Berewick (dependent village/hamlet within a manor) of the Manor of Offenham. By the 12th century the village was connected with

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Bretforton. In 1291, Aldington was joined with Badsey beginning an association between the two settlements that has continued until the present day.

3.12

Historic Ordnance Survey maps show that in the late 19th century Aldington was still surrounded by a number of traditional Orchards. Most have now been lost, but the area of dense woodland to the south of the village appears to have been Orchard until at least the mid 20th century.

3.13

Aldington's oldest surviving buildings date to the 17th century and include Manor House/Manor Court (formerly known as Aldington Court), a Barn associated with Manor House, Thatched Cottage, The Old House, The Dove Cote & Stone Cottage (now forming a single dwelling known as Stone Cottage) and Corner Cottage.

3.14

Manor House/Manor Court dates to the 17th century and may have replaced an earlier building. At the Dissolution of Evesham Abbey in 1540 the Manor and associated Mill passed to Richard Pygion. In 1562 the Manor House was bequeathed to Sir Robert Throckmorton. The building passed through various tenants/owners until it was bought by James Ashwin in 1807. The early 19th century remodelling of Manor House/Manor Court likely took place for the new owner.



Manor Court and Aldington Manor

3.15

In addition to works at Manor House/Manor Court, James Ashwin commissioned the construction of a

new corn mill. The mill and associated water features had been created by 1814 and continued to operate until the early 20th century. The mill building was demolished in the 1930s, but the mill pond, mill race, sluice gates and mill leat all survive as a reminder of the sites past use. Mill House, which dates to the early 20th century, was built by the miller, Jerry Sharpe, for his son John Sharpe.

3.16

Enclosure took place in Aldington in 1807. The enclosure map, which was the first detailed map of the settlement, shows that the plan form of the village has not changed since this time.

3.17

Between enclosure in 1807 and the publication of the first Ordnance Survey maps in 1884 the village expanded, with the addition of new dwellings/buildings along Main Street and Chapel Lane. The population increased steadily over the same period, rising from 80 people in 1811 to 135 in 1881.

3.18

Steady growth continued into the 20th century, with the construction of 8 council houses on Main Street in the 1920s when the population increased to 264 people. Further development took place throughout the second half of 20th century, with new houses built at Chestnut Close, Manor Gardens, The Hop Gardens and further development along Main Street. By 2011 the population had decreased to 251 people.



Mill House

Aldington



Aldington Mill c.1900



View along Main Street from Manor Court



Village Street looking north

Plan Form

3.19

Aldington's plan form is well established and has not significantly changed since at least 1807 when the first detailed map of the village was drawn. Aldington is set around the junctions of four roads (Village Street, Main Street, Mill Lane and Chapel Lane), known locally as The Horseshoe.

3.20

Village Street runs north/south to and from the B4035/Badsey Road. At the junction Village Street turns west and becomes Main Street. Two other lanes meet at the Horseshoe- Mill Lane a short straight lane that runs east/west to and from Badsey Brook and Chapel Lane that runs north/south from and to open fields to the north of Aldington.

3.21

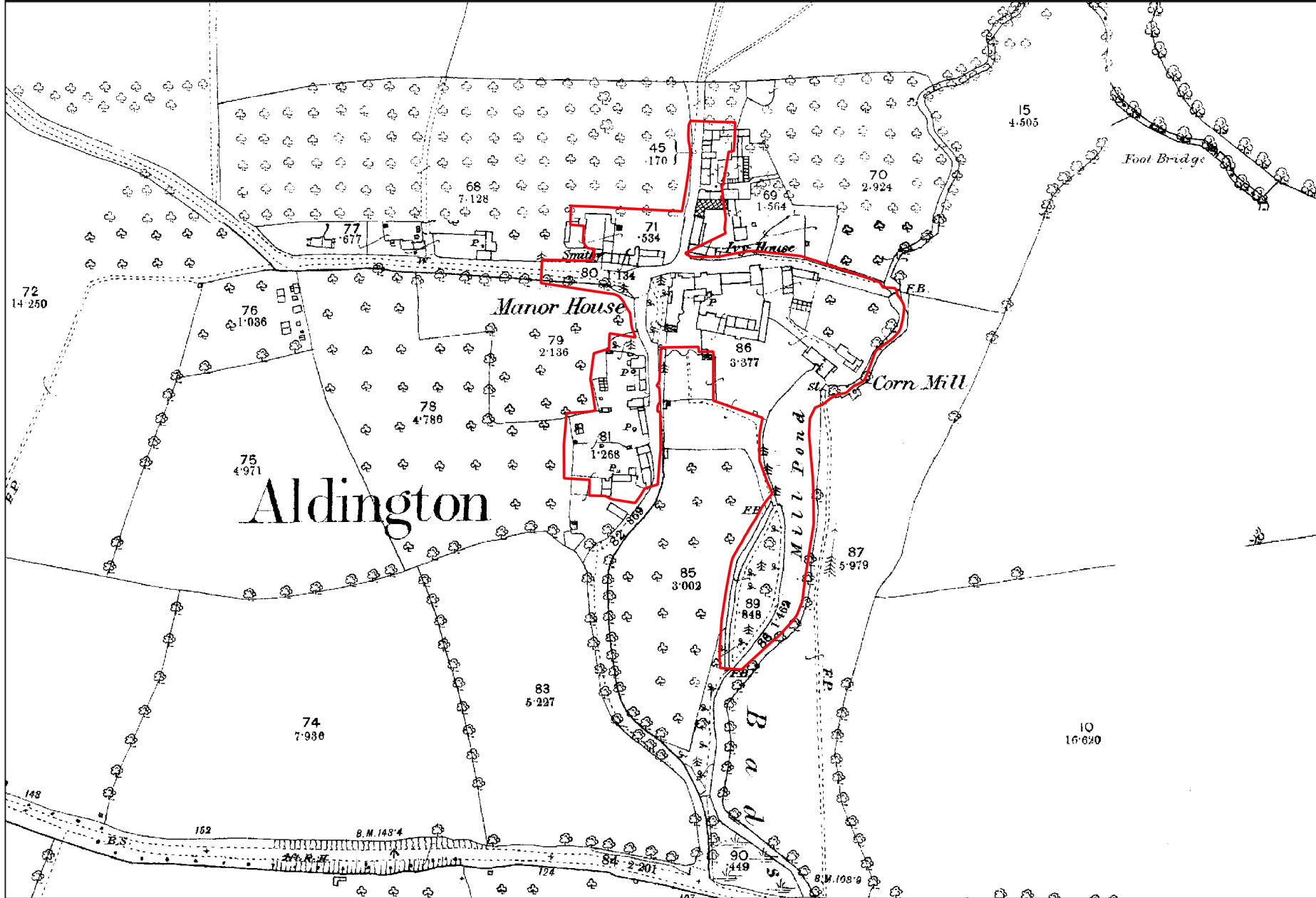
The Manor House/Manor Court and associated buildings sit at the heart of the village/Conservation Area. Individual houses and cottages line both sides of the roads and lanes. There is little uniformity in spacing between buildings and their relationship with the road. The exception to this is the modern housing developments at Manor Gardens and behind The Hop Kilns, where the houses have a more uniform relationship with each other and the road.

3.22

Older buildings generally sit towards the front of their plots close to the roadside with their ridges in approximate alignment with the road, with their principle elevations visible from the public realm. Gardens generally extend to the side and rear of properties.

Legend

— Conservation Area Boundary



Date: 25/03/2019

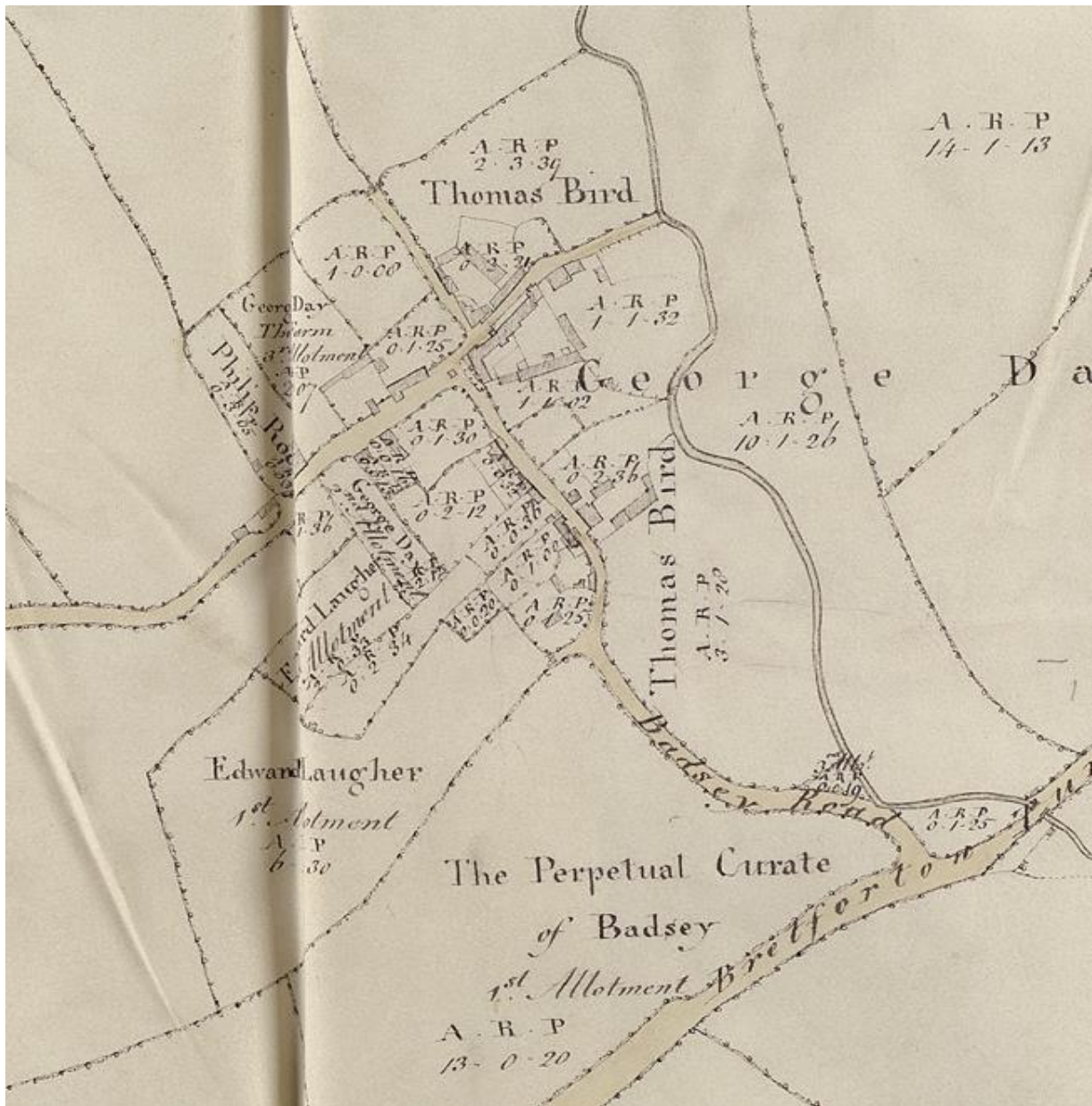
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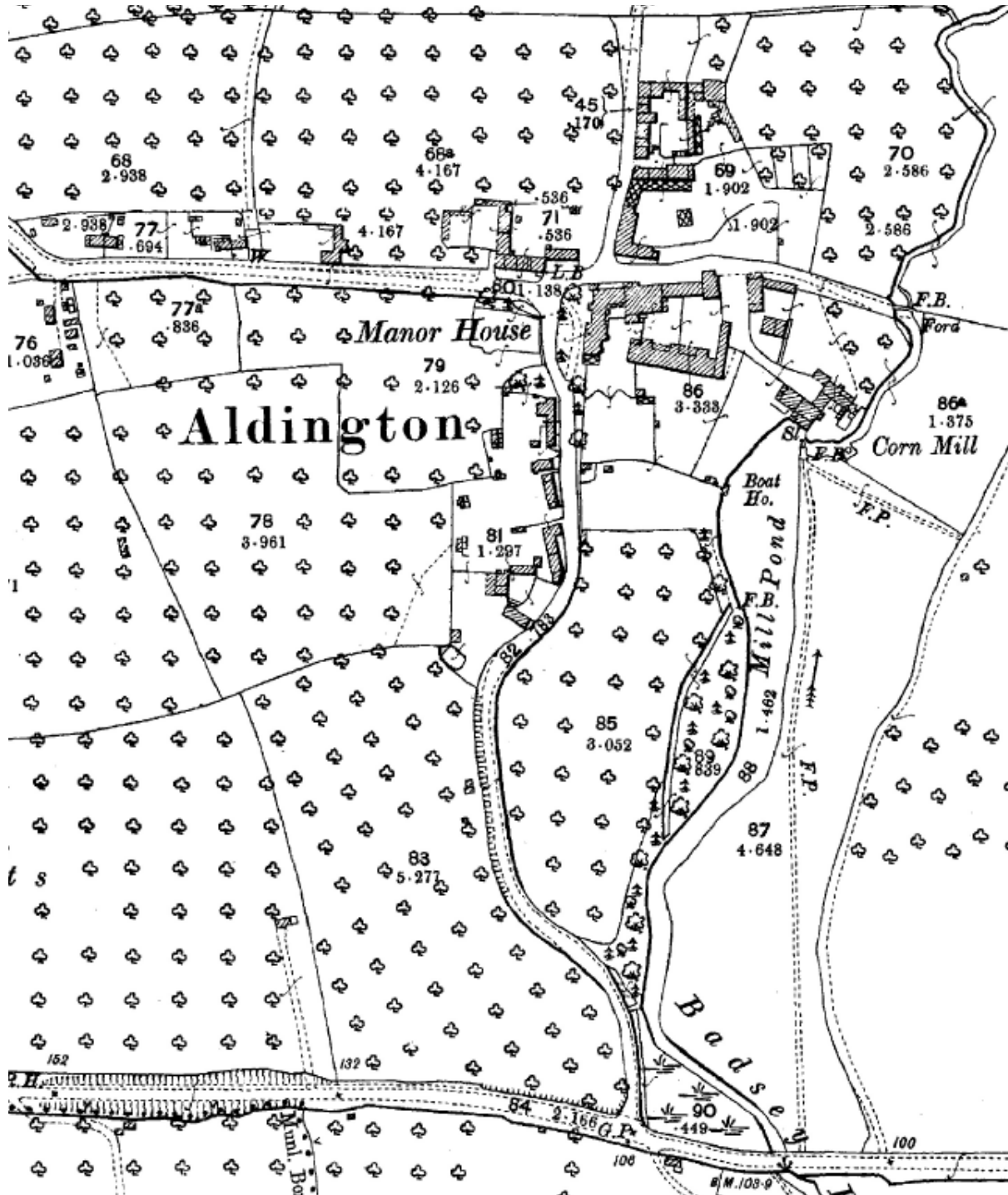
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Map Regression



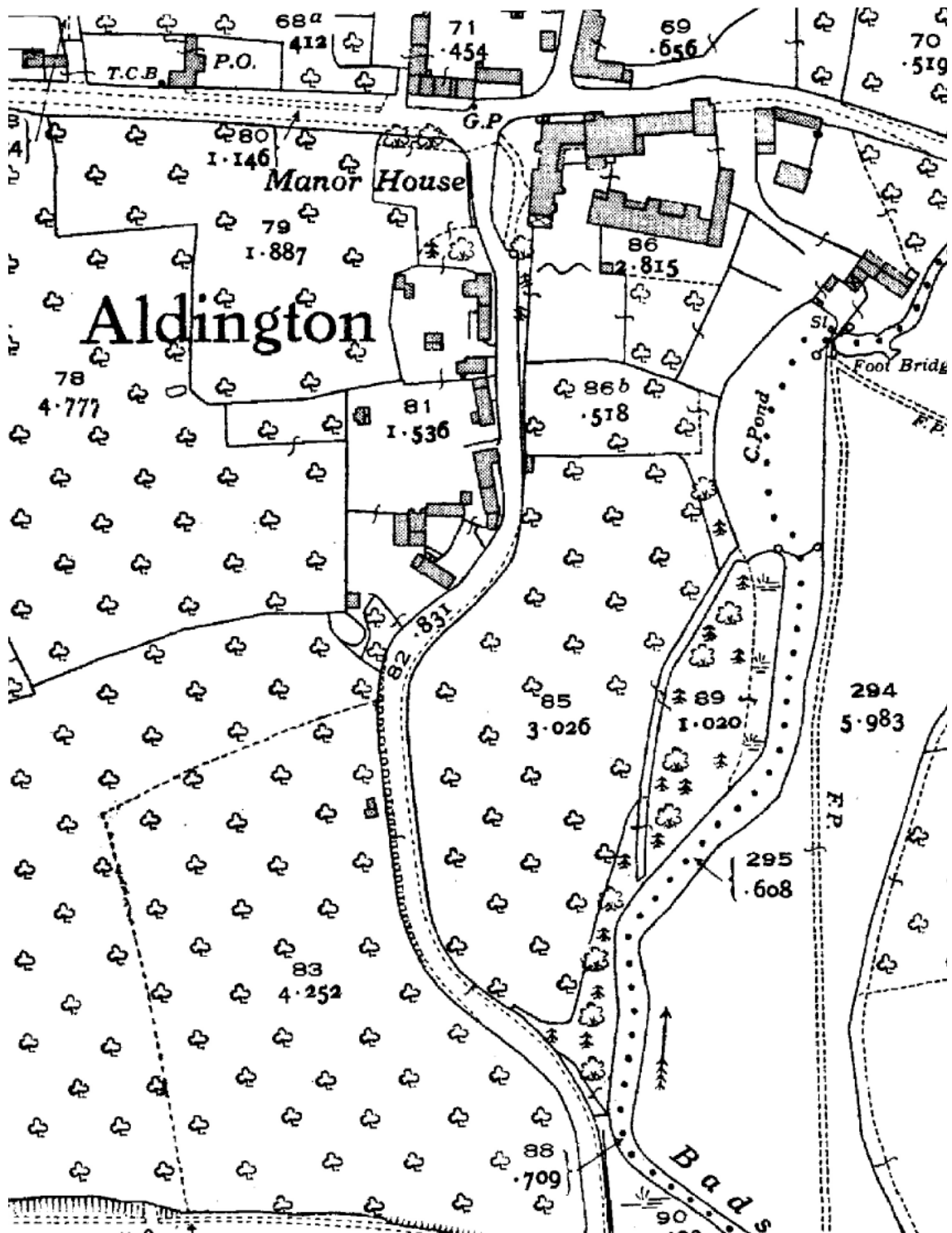
1807 Enclosure Map of Aldington

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1891-1912, 1st County Series OS Map. Aldington remains surrounded by orchard with an osier bed marked to the south, and the Corn Mill has been expanded.

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1919-1939, 3rd County Series OS Map. Aldington is still surrounded by orchard, but the Corn Mill is no longer marked as such on the map; correlating with local knowledge that the Mill had ceased production by the early 20th century.

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Spaces

3.23

There is only a small amount of open/public green space within the built up area of the village. On the southern side of Main Street, adjacent to The Horseshoe there are three dispersed green spaces. One green space contains a large Holm Oak; the other two each contain a Horse Chestnut Tree.

3.24

Formerly open spaces and substantial private gardens, such as those associated with the Manor House, have become built up over the course of the 20th century.

3.25

The area of relatively dense woodland abutting the southern portion of the Conservation Area (between Badsey Road and edge of the village, east of Village Street/west of Badsey Brook) is an important green space that contributes to the village's strong rural character, particularly on the approach from Badsey; it provides a certain sense of isolation. Further, this space contributes to the setting of the various historic buildings found in the core of the village.

Key Views & Vistas

3.26

Good views of Manor House/Manor Court and the centre of the Conservation Area generally are available from several points along Main Street, looking east down the hill.



Main Street looking towards Manor Court/Aldington Manor

3.27

Other views into/within the Conservation Area are more limited. Views along Village Street are generally short range due to the winding nature of the road and the presence of a considerable number of trees. No long range views are available from the south.



View along Village Street looking north



Progressing along Village Street, the street opens up



Continuing north along Village Street, views are afforded of Corner Cottage

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3.28

Views out of the Conservation Area, to the agricultural fields/rural landscape beyond are possible at intervals along Main Street, from much of Chapel Lane, at the end of the footpath off Mill Lane and at the end of Village Street, close to the junction with Badsey Road. Views to the open countryside reinforce the rural character of the village and are considered to make an important contribution to the significance of the Conservation Area.



View from the edge of the conservation area along Village Street, looking across Badsey Road out to surrounding countryside



View of the countryside immediately surrounding the north west of the conservation area along Chapel Lane



Fields along chapel lane that provide the setting to many buildings along Main Street

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4. CHARACTER ANALYSIS

General

4.1

The character of the Aldington Conservation Area is that of a rural hamlet comprising a series of houses and cottages set around a manor house within a framework of old lanes. The prominence of historic buildings, together with areas of open space, gardens, trees and grass verges, give it the sense of an historic rural village despite the encroachment of modern development.

4.2

Street lighting is absent throughout Aldington and road markings are only present at junctions. Traffic noise is largely absent and traffic through the village is limited. There are several telegraph/electricity poles but these are generally unobtrusive. The relative lack of intrusion from modern infrastructure reinforces the rural character of the Conservation Area.

Buildings

4.3

Buildings from a range of periods are found within the Conservation Area. A variety of building materials are present including brick, timber, blue lias and limestone. The traditional buildings share basic design characteristics common to the local Worcestershire vernacular including;

- Limited spans/plan depths dictated by historic construction methods
- Simple rectangular plan forms, often with a wing to the rear

4.4

Several buildings in the Conservation Area are listed for their special architectural or historic interest. These buildings date to the 17th, 18th and 19th centuries but are varied in their building and roofing materials. There are other historic buildings within the Conservation Area that are considered unlisted heritage assets. Although they are not designated, they are of architectural and historic importance to the Conservation Area of Aldington.

4.5

The most prevalent building types within the Conservation Area are houses and farm buildings, many of which have now been converted to residential use.

Houses

4.6

A number of houses survive from the 17th century including; Manor House/Manor Court, Corner Cottage, Stone Cottage and Thatch Cottage. Of these Manor House/Manor Court is thought to be the earliest surviving building.



Aldington Manor



Manor Court

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Corner Cottage and Corner House



Stone Cottage



Thatch Cottage

4.7

The Old House dates to the 18th century, and has a 19th century red-brick pigsty located to the rear of its grounds. Rose Cottage and Manor Cottage date to at least the early 19th century (they appear on an 1807 enclosure map), but are likely to be of an

earlier date. Rose Cottage in particular is thought to be considerably older, with some evidence (surviving wattle and daub and original stone elevation) to suggest the building is a partially rebuilt 16th/17th century structure. Manor Cottage, attached to the southern (stone) elevation of Rose Cottage is a later addition.



The Old House



19th Century pigsty in the grounds of The Old House

4.8

The historic houses within the Conservation Area are modest sized vernacular dwellings that are mostly semi-detached or terraced, with exception of Manor Court. Houses generally have relatively simple rectangular plan forms. A number of dwellings have gabled front or rear projecting wings. The houses generally sit to the front of their plots, close to the roadside with ridges in alignment to the road. Thatch Cottage is the exception to this, with its gable end at a right angle to the road.

4.9

The Manor House and Manor Court are the main exception to the above details. The building is now two houses with Manor Court attached to the

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north side of the Manor House. It is thought to date to the 17th century, and was remodelled in the early 19th century to a design intended to reflect the architectural fashions and popular conventions of the time. Manor Court seems to have become the service wing of the Manor House after the latter was built. Manor House/Manor Court are the only example of “polite” architecture within Aldington.

4.10

There are a small number of 20th and 21st century semi-detached and detached houses within the Aldington Conservation Area. These are most notably behind The Hop Kilns Barns and Manor Gardens along Village Street. Additionally there is an early 21st century house on Chapel Lane, at the edge of the Conservation Area, largely sympathetic in character to nearby historic buildings.

4.11

Immediately outside of the Conservation Area, particularly along Main Street, dwellings are predominantly a mix of C20 bungalows and houses. The design and form of the modern development is largely contrasted with the existing historic character and architecture within the Conservation Area.



Modern development on the outskirts of the conservation area- Cherry Orchard



Modern development- 6 The Hop Gardens immediately bounds the conservation area

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Other Building Types

4.12

The stone and brick barn (Grade II listed) associated with Manor House / Manor Court (known locally as Triple Barn) dates to the 17th Century. The barn was sympathetically converted to three residential dwellings in 2013. It is thought that this structure replaced a larger 14th century barn originally located on this site. There is a suggestion that the timbers (Oak and Elm, the only building in Aldington with this combination) used in the construction of a Grange for Abbot Roger Zaton in the 14th century were reused in the construction of the 17th century barn.



Converted Grade II listed barns to the rear of The Manor

4.13

A 19th century slaughterhouse stands adjacent to the grounds of Sherwood Cottage (Village Street), just outside the Conservation Area boundary. Records state that blood discharged into the Badsey Brook and Mill Pond supported a thriving eel population. Remains of the Mill Race and Eel Trap survive, together with other remnants of the demolished mill.



19th Century slaughterhouse next to Sherwood Cottage

4.14

A Cider Press was located in the village, but has now been converted to residential use. The building consists of three bays and has a pitched roof with walls of varied construction. The exact age of the building is unclear but it probably dates to the late 18th / early 19th century and is thought to have been built as a barn or cartshed. Use as a cider press began in the 20th century. During the 19th century it was associated with a blacksmiths. The cider press lies at the southern end of the building which was rebuilt in the 20th century.



The Old Cider Mill

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4.15

A brick built chapel, now converted to a dwelling, is located on Chapel Lane. The small, simple rectangular building has few of the characteristic elements of a former chapel building. However, its presence represents a phase of religious worship in the village of Aldington, particularly important given there is no parish church here. The 1960s photograph below shows the chapel before it was converted to residential use.



1960s aerial photograph of the area along Chapel Lane



The Old Chapel

Listed Buildings

4.16

There are a number of buildings located within the Aldington Conservation Area that are 'listed' for their architectural or historic interest. Other buildings and structures attached to, or pre-dating 1st July 1948 and forming part of the curtilage of the identified buildings are also listed by association. While the aim of the listed building legislation is to preserve these buildings for their own sake, any proposed changes will also be

considered in terms of the potential effect on the Conservation Area.

4.17

The Council's Heritage Team should be contacted for advice on whether a building or structure is listed by virtue of its association with another building (curtilage listed) before any works are carried out to potentially listed buildings or structures.

Unlisted Buildings

4.18

There are other buildings, which, while not 'listed' in their own right, have qualities of age, style and materials that are locally important and which make a positive contribution to the character and appearance of the Conservation Area.

4.19

In the case of unlisted buildings, that many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change. The Management Proposals at Part 2 include a proposal for consideration of Article 4(2) Directions to provide long-term protection against unsympathetic alterations. The effect of the Direction would be that certain alterations that fall under permitted development would in future require planning permission. However, this would only be where the change affects those parts of a property fronting a highway or public open space.

4.20

Unlisted and curtilage listed buildings of Local Interest within the Aldington Conservation Area include;

- Mill House
- Rose Cottage and Manor Cottage
- The Old Stables
- The Old Chapel

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Mill House



The Old Chapel

There are also a small number of unlisted or curtilage listed buildings that are of Local Interest just outside the Conservation Area, these include:

- The White House (formerly the Post Office)
- Elm Cottage



Rose Cottage



The White House, Main Street



Manor Cottage



Elm Cottage, Main Street



The Old Stables

Settlement Development of Aldington



Legend

- Conservation Area Boundary
- 21st Century Buildings
- 20th Century Buildings
- 19th Century Buildings
- 18th Century Buildings
- 17th Century Buildings

Date: 25/03/2019

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Materials

4.21

A significant part of the character of the Aldington conservation area comes from the materials used for construction and boundaries. In general, the materials used within the Conservation Area reflect what was available locally at the time of construction. The earliest buildings are timber framed, in elm, with either brick or wattle & daub infill panels. Oak was not historically used for construction within the village. Brick, rubble and ashlar stone (blue lias and limestone) buildings are also found in Aldington - brick and slate buildings became more common from the 19th century, reflecting the increasing availability of these materials.

Walls

4.22

A range of materials that reflect local available materials are used in the construction of walls. Blue lias rubble, ashlar limestone, brick and painted brick can all be found within the Conservation Area.

4.23

Brick (rich red/orange colour characteristic of the area or painted white) and blue lias are the predominant building materials within the Conservation Area, used for houses, cottages and boundary walls.

4.24

Manor House and Manor Court are built with ashlar limestone, reflecting the higher status of these buildings.

Roofs

4.25

Roofs tend to be steeply pitched. Chimney stacks are present on most buildings, with no uniformity in positioning. Dormers are a relatively common feature, in addition barge and fascia boards appear occasionally. Most buildings in the Conservation Area are roofed in plain clay tile in a red/brown hue characteristic of the area. One timber framed building on Village Street has retained its thatched roof, making it a rare and valuable survivor in the village. A handful of buildings have welsh slate roofs.

4.26

This pattern of roofing is typical of the South Worcestershire vernacular, a similar pattern of roof materials can be found in Badsey.

4.27

Modern buildings within the Conservation Area, for example the bungalows on Village Street, are often roofed with plain or interlocking concrete tiles that are inconsistent with the historic character and appearance of roofs within the Conservation Area.

4.28

Solar Photovoltaic (PV) panels/systems have been added to two buildings, The Old Stables and Ty Cerrd, and are not a common feature of the Conservation Area. Often, Solar PV is a discordant addition that harms the character and appearance of individual buildings and the wider streetscene. The Solar PV system used at The Old Stables, however, is a good example of how with careful design and selection a PV system can sympathetically blend with the historic environment.

Windows

4.29

Casements are the predominant form of window in the Aldington Conservation Area. Both metal and wooden casements can be found. One of the listed buildings (Stone Cottage/The Dove Cote) has stone window surrounds and mullions.

4.30

In contrast to the predominant window form, the Manor House and Manor Court have painted wooden sash windows.

4.31

The materials used, and design of the historic windows are characteristic of their respective periods. The retention of traditional materials and detailing is important to preserving the character and appearance of the Conservation Area.

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4.32

A number of the windows in the Conservation Area have been lost to modern replacements. The materials finish and detailing of modern windows are rarely able to replicate traditional windows and are often harmful to the character and appearance of the Conservation Area.



Doors

4.33

Doors within the Conservation Area are generally solid, painted timber, and are of simple design; though some are set within recessed porches or feature canopies over the door. Although timber doors have largely been retained, some have been replaced with uPVC, and some modern buildings have glazing panels within the doors.

4.34

The exceptions to generally simple entrances are Manor Court and the Manor House. The entrance to the Manor House has a portico filling the recess, with Doric columns, parapet and ball finial; with an over-light over a modern replacement six-panel door flanked by two fixed casements.



Other

4.35

Many private drives and yards are surfaced in loose gravel. These surface materials give a soft textured surface finish appropriate to a rural village. Others are surfaced in tarmac and concrete pavements, which are less appropriate to the character of the Conservation Area and the setting of its historic buildings.

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4.36

The retention of historic fabric in buildings and surfaces is important to the character and appearance of the Conservation Area.

Local Details

4.37

There are local building details and other features in the Aldington Conservation Area which contribute to its character and special interest. It is important to retain these details which include

- Multi-light casement windows
- Handmade clay tiles
- Natural slate roofs
- Stone and brick boundary walls
- Lias stone buildings
- Soft property frontages (i.e. grass/planting or loose gravel)
- Undeveloped private gardens

Boundaries

4.37

Boundaries, where they are present, are a mix of hedges, red brick walls, lias stone walls and railings, are an important feature of the Conservation Area.

4.38

Most properties directly abut the road or a set back behind small front gardens. The higher status buildings in the village (Manor Court and The Manor House) have tall stone/brick boundary walls which extend around land formally associated with them (e.g. Manor Gardens). A handful of other properties along Main Street/Village Street have low brick or stone walls with hedges above. Finally, a number of houses on the periphery of the village, particularly along Mill Lane, Chapel Lane and the southern end of Village Street have boundaries formed by hedges.

4.39

Although not universally present, boundary features do make a significant contribution to the character and appearance of the area.



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Natural Environment

4.40

The natural environment makes a significant contribution to the character and appearance of the Aldington Conservation Area.

4.41

The most prominent features in Aldington are the hedges and trees that bound each side of Village Street on the approach into the village, the Yew Trees around Manor Court/The Manor House and the Holm Oak and two Chestnut trees in the green spaces at the centre of the village. The trees in the centre of the village play an important role, particularly during the summer when they are fullest, in partially shielding the historic core of the village from the unsympathetic 20th century development in Chestnut Close.



4.42

There are also smaller trees, garden hedgerows and grass verges along Chapel Lane and along either side of Mill Lane are also notable natural features. These features all contribute significantly to the rural character of the village and their retention is essential to the preservation of the character and appearance of the Conservation Area.

4.43

'The Horseshoe', formally the site of the village well, together with the stone garden seat, forms an important space at the heart of the Conservation Area and makes a positive contribution to the setting of several of the village's historic buildings. This central open area, in combination with the grass verges at each end

of the village provides, at spring time, an attractive flowering of spring bulbs.



4.44

Located at the eastern edge of the Conservation Area, Badsey Brook and the Mill Pond are significant, if somewhat hidden, features of the Conservation Area. Located immediately outside the eastern boundary of the Area, the Brook and Mill Pond lend the Conservation Area (and the village in general) a distinct identity. The Mill Pond is a particularly important historic feature with significant evidential and illustrative value in its contribution to our understanding of the history of Aldington. Badsey Brook, the Mill Pond and the associated woodlands are an important haven for a variety of wildlife. Unfortunately, over time the Mill Pond has gradually become more silted up. The Environment Agency dredged sections of the pond in 2014 and it will be important for this work to continue.



Aldington



4.45

Usually less apparent, but just as important, are private gardens behind the street frontages. These remain largely undeveloped and continue in use as gardens. While their full extent may not always be publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of openness appreciated from glimpses over boundaries and between buildings. Many of these green spaces are also important to the setting of historic buildings.

4.46

All trees are protected in the Conservation Area. Written notification must be given to the Council before carrying out any tree works within the designated Area. Our Landscape Team can provide further advice on protected trees, the type of works which would need to be notified or need consent, the procedures and the likelihood of getting consent for the works. The contribution of individual trees to the character and appearance of the Conservation Area will be a factor in the consideration of a notification or application.



Enhancement Opportunities

4.47

There are features that compromise or detract from the character and appearance of the Aldington Conservation Area. These include:

- **New buildings** - A relatively small amount of development occurred within the Conservation Area during the 20th Century. Further development has also occurred within the Conservation Area during the 21st century. Some of the new buildings better integrate into the historic environment than others. Others exhibit design characteristics that are quite different to the established characteristics of the area. The purpose of highlighting these buildings is to guard against them becoming too dominant through future additions or alterations. These buildings will not be regarded by the Council as a guide or precedent for future development proposals.
- **Fringe development** - New development at the fringes of the Conservation Area, particularly the siting of mobile homes and outbuildings, has diminished its setting and is visually intrusive in places.
- **Replacement doors and windows** - Some properties within the Conservation Area have had replacement windows and/or doors, including uPVC double glazed units. Window and door replacements with new ones of a different design, detail, materials or finish erodes local building detail, which is an essential part of the distinctive character and appearance of the Conservation Area.
- **Building maintenance** - It is important for the preservation and enhancement of the Conservation Area's character and appearance that listed and non-listed buildings and features are appropriately maintained.

We would welcome the opportunity of discussing the scope for improving these features.

Neutral Areas

4.48

There are some parts of the Conservation Area which, in their present form, neither enhance nor detract from its character or appearance. The new development behind Chapman, Violets and Abbots Barns is not easily visible from the public realm and consideration has been given with regard to their design and surroundings in order to integrate them into the historic environment.

4.49

We will be careful, however, to guard against these areas becoming too dominant through future additions or alterations.

Threats

4.50

Aldington has been much affected by 20th century development, particularly immediately abutting the boundary line, and is sensitive to further change. In particular:

- **Development** - Much of the Conservation Area is within the development boundary defined by the South Worcestershire Development Plan (Policy SWDP2), which may bring pressure for re-development or further infill development.
- **Further development within the setting of the Conservation Area** - Further development at the fringes of the Conservation Area, particularly development on surrounding agricultural land, could further harm the rural setting of the Conservation Area.
- **Loss of gardens and boundaries to car parking**- Gardens are vulnerable to replacement with hard surfacing for car parking, with associated loss of boundary walls, fences and hedges
- **Incremental erosion of character** - through cumulative small changes, such as the insertion of new windows, doors and roof coverings and the replacement of front gardens with hard surfacing.

Aldington has been affected by such changes. These have diminished the quality of buildings, their setting and their contribution to the Conservation Area. Buildings remain vulnerable to change.

5. ISSUES

5.1

The appraisal has highlighted the following problems and pressures in the Aldington Conservation Area.

- **Intrusion of new development within the Conservation Area and its setting**
- **Design quality of new buildings**
- **Loss of front gardens to hardstanding and the lack of parking space**
- **Loss of architectural features and materials leading to the erosion of character**

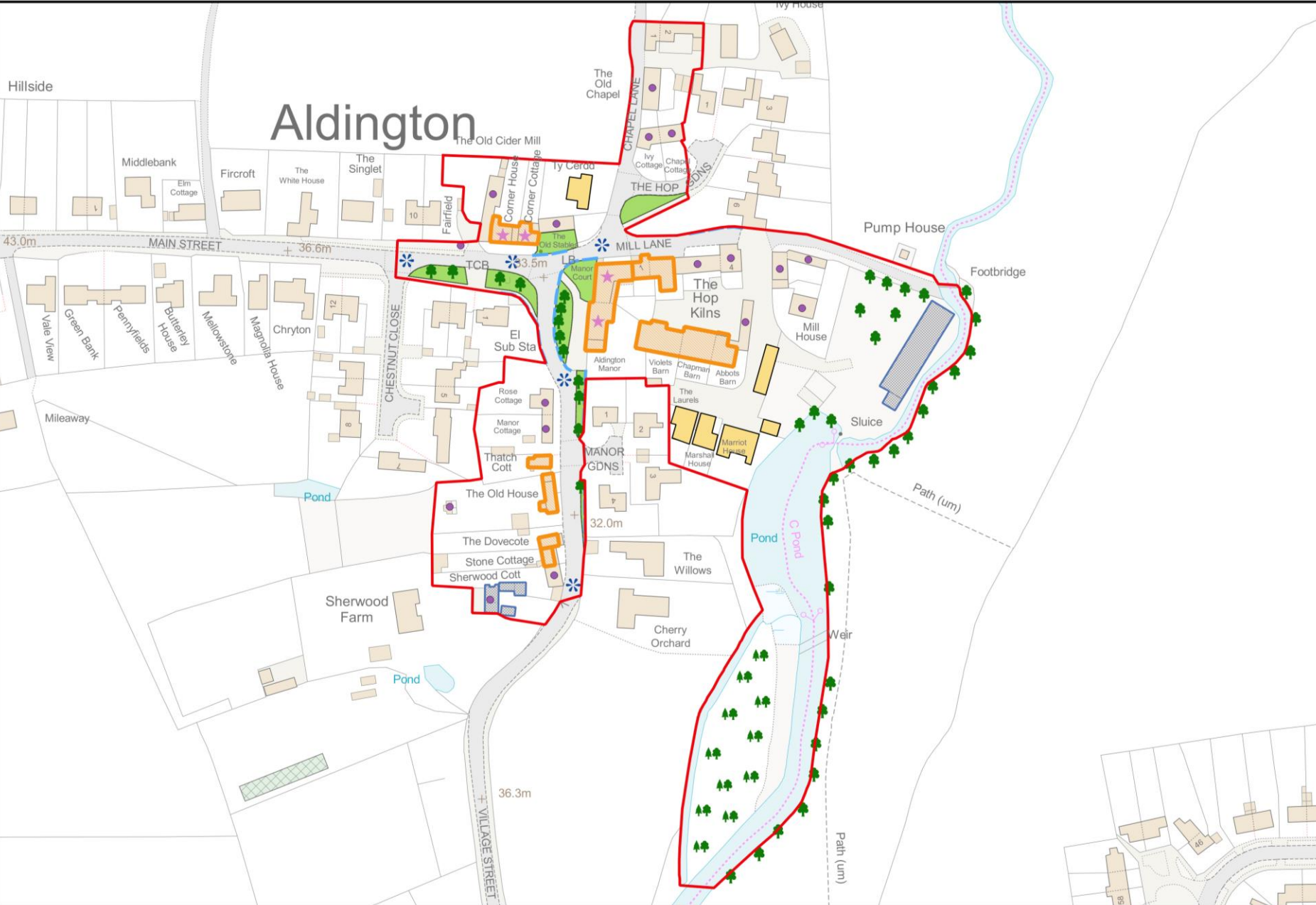
5.2

The Management Proposals at Section 2 consider how these might be addressed to ensure the continuing preservation and enhancement of the character and appearance of the Conservation Area.

NOTE

Although it is intended that this appraisal should highlight significant features of the Conservation Area which are important to its character or appearance, omission of a particular feature should not be taken as an indication that it is without merit and unimportant in conservation and planning terms.

Aldington Conservation Area



- ### Legend
- Conservation Area Boundary
 - Listed Buildings
 - Heritage Assets of Local Interest
 - Significant Trees
 - Mixed Woodland
 - Important Boundary Feature
 - ★ Focal Features
 - ✱ Significant Viewpoint
 - Prominent Green Space
 - Neutral Features
 - Enhancement Opportunities

Date: 25/03/2019
 Produced by: Wychavon Heritage Team



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PART 2. MANAGEMENT PROPOSALS

1. What are these Management Proposals for?

1.1

These management proposals are a mid- to long-term strategy for preserving and enhancing the Aldington Conservation Area, addressing the issues arising from the appraisal.

1.2

These proposals are prepared in accordance with our duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our conservation areas.

2. Management Proposals

1. Design quality of new buildings

Some new buildings exhibit design characteristics that are quite different to the established characteristics of the area and which fail to preserve or enhance the Conservation Area. Others are let down by poor attention to detail and materials.

Action

We will:

- seek improvements to buildings where opportunities arise through development proposals
- assess new proposals against Local Plan Policies on design, Conservation Areas, listed buildings, forthcoming supplementary planning guidance on design and the Aldington Conservation Area Character Appraisal

2. Intrusion of new development within the Conservation Area and its setting

The character of the Conservation Area is vulnerable to continued encroachment of new development. New development within the

Conservation Areas rural / agricultural setting poses a particular risk.

Action

We will:

- Assess new development proposals against the Aldington Conservation Area Appraisal in addition to relevant Local Plan Policies

3. Loss of gardens to car parking

Gardens are vulnerable to replacement with hard surfacing for car parking, with associated loss of boundary walls, fences and hedges, to the detriment of the character of the Conservation Area

Action

We will:

- Seek improvements to existing sites where opportunity arises through discussion with site owners
- consider the need for Article 4(2) Directions to bring hardstandings under planning control
- address unauthorised development through enforcement action where appropriate, in accordance with our Enforcement Policy
- assess new proposals against relevant Local Plan Policies and the Aldington Conservation Area Appraisal

4. Loss of architectural features and materials

Several buildings have been adversely affected by the use of inappropriate modern materials, detailing or replacement of original doors and windows with poor quality substitutes, such as uPVC or stained timber

Action

We will:

- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected

- advise owners/occupiers of buildings of appropriate use of materials and detailing where opportunities arise, and the need for prior consent for works, where relevant
- seek retention of historic fabric where opportunities arise through development proposals
- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

Our Landscape Team can provide further advice on protected trees, the type of works which would need to be notified or need consent, the procedures and the likelihood of getting consent for the works. The contribution of individual trees to the character and appearance of the Conservation Area will be a factor in the consideration of a notification or application.

Scheduled Ancient Monuments

These are protected by law. Consent is needed from the Secretary of State for any works affecting a monument.

5. Introduction of modern paving materials and timber panelled fences

These materials and features undermine the quality of the historic environment.

Action

We will

- seek improvements to sites where opportunities arise through development proposals
- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special character of the area is protected.
- assess new proposals against the South Worcestershire Development Plan Policies on design and on preserving and enhancing the Conservation Area, preserving the setting of listed buildings, Wychavon's Residential Design Guide Supplementary Planning Document (2010) guidance on design and the Aldington Conservation Area Appraisal

Trees

All trees are protected in the Conservation Area. Written notification must be given to the Council before carrying out any trees works within the designated Area. Some trees are individually protected by Tree Preservation Orders and consent is needed from the Council before any works to them are carried out

3 Article 4(2) Direction

What is an Article 4(2) Direction?

3.1

An Article 4 Direction is an Order that the District Council can make to provide long-term protection against unsympathetic alterations to unlisted dwellings in Conservation Areas by restricting certain "permitted development" rights. This means that alterations that formerly did not require planning permission would need permission in the future. This would only apply to elevations or parts of a property which front public roads, rights of way or public open spaces. It would not normally affect the rear of a property or the rear garden, and does not affect interior alterations.

Why consider them for Aldington?

3.2

The Conservation Area at Aldington has been designated in recognition of its special architectural and historic interest and a desire to preserve its character and appearance.

3.3

Although many alterations to all types of buildings can be controlled in a Conservation Area by planning permission, changes can still take place to unlisted dwellings and their sites that can damage the character and appearance of the Conservation Area, but which are "permitted development", i.e. they do not require planning permission.

3.4

There are many buildings in the Aldington Conservation Area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change.

3.5

An Article 4 Direction will be considered for Aldington. If implemented it would not mean that the works included would no longer be permitted development - planning permission would be required to carry out those particular changes in future. We would check to see if what was proposed would harm the character or appearance of the Conservation Area. If not, permission would usually be granted. There would be no planning fee for any planning application required as a result of an Article 4 Direction.

3.6

If an Article 4 Direction is considered suitable for Aldington a separate consultation process will take place with the owners of any properties affected. All views expressed would be taken into account in making the decision on whether to proceed with the direction.

APPENDIX 01

Statement of Community Involvement

Introduction

1.1

This statement provides a summary of community involvement in, and public consultation undertaken by Wychavon District Council in respect of the Aldington Conservation Area Appraisal and Management Proposals and proposed changes to the Aldington Conservation Area boundary.

1.2

Initial background work for the Conservation Area Appraisal was undertaken by members of the Aldington Residents Association with advice provided by Officers at the District Council. Members of the residents association also provided some of the photographs.

Background

1.2

A report to the Council's Planning Committee on 15th November 2018 explains the reasons for preparing a character appraisal and management plan for the Aldington Conservation Area. Specifically, the character appraisal and plan is drafted in accordance with the requirements on Wychavon District Council imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to:

- keep its conservation areas under review;
- prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas; and
- pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning functions.

1.3

The preparation and publication of Conservation Area appraisals and management proposals is a key step in the Council fulfilling these statutory duties.

Community Involvement

1.4

Community involvement has taken the form of:

- briefing sessions with the Badsey & Aldington Parish Council and District Council Member for Badsey Ward
- a public meeting at Aldington on the evening of 16/01/2019
- letter to residents affected by the review of the Aldington Conservation Area

Consultation

1.5

The consultation period began on 14/01/2019 and ended on 01/03/2019.

Consultation was by:

- A public meeting held at Aldington Manor on the evening of 16/01/2019
- Publication of the draft appraisal, management proposals & proposed Conservation Area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form
- Placing of the same documents for public inspection during the consultation period at:
 - Wychavon District Council, Civic Centre, Pershore
 - Evesham public library
- Letters to residents affected by the review of the Conservation Area, Badsey & Aldington Parish Council, Worcestershire Archives and Archaeology Service, Historic England, Worcestershire County Council.

Consultees

1.6

The following were consulted on the draft appraisal and management plan:

- Badsey & Aldington Parish Council
- District Council Member for Badsey
- Aldington residents affected by the Conservation Area boundary review
- Worcestershire Archives and Archaeology Service
- Worcestershire County Council

Aldington

- Historic England

Publicity

1.7

Notice of the public meeting and consultation was given by way of:

- Posters placed in village
- Letters to residents affected by the Conservation Area review on 31/12/18
- A public meeting held at Aldington Manor on 16/01/2019
- Information item on the village website
- Notice placed with the documents at the Civic Centre, Evesham public library and on the Council's website
- Information forwarded to consultees

APPENDIX 02

Sources & Further Information

A History of the County of
Worcestershire. II. Victoria County History. William
Page (1906)

Aldington and Badsey Villages in The Vale – A
Tapestry of Local History edited by the late Richard
Phillips.

Aldington Mills by Mike Lovatt

Archaeological Recording at 'The Cider Mill',
Aldington, Worcestershire (2003)- Worcestershire
County Council HER

Badsey Rocks: Local Geology and Landscape by Ian
Gibson

Badsey Society – Archive Department

Enclosure Map 1807

Environment Agency, Hafren House, Welshpool
Road, Shelton, Shrewsbury, Shropshire
SY3 8BB Mr John Evans

Historic Environment and Archaeology Service
Worcestershire County Council

Letters from Don Wasley (1918 - 2000) and Roy
Page about life in Badsey and Aldington.
Badsey.net

Sherwood Farm Boundary Location Plan, issued by
Timothy Lee & Griffiths, provided by
Mr R Merrall, 14th August 2015

The Badsey Historical Website - Badsey.net

Wychavon District Council

Wychavon District Local Plan, Inset 6, Aldington

Further Information

For further guidance and information please
contact:

The Heritage Section
Planning Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persnore
Worcs. WR10 1PT

Tel. 01386 565565

email: planning@wychavon.gov.uk

web: www.wychavon.gov.uk

The following websites contain information relating to Conservation Areas:

Wychavon District Council at
www.wychavon.gov.uk

Historic England
www.historicengland.org.uk